



45 QUEEN STREET, LOCHMABEN, LOCKERBIE, DG11 1PP

PRICE: OFFERS OVER £190,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	3.52m x 4.88m (approx)
Kitchen	4.39m x 3.41m (approx)
Dining Room	3.35m x 4.14m (approx)
Bathroom	3.29m x 1.33m (approx)
Bedroom 1	3.55m x 4.16m (approx)
Bedroom 2	3.69m x 3.42m (approx)
Bedroom 3	2.58m x 4.86m (approx)
Ensuite	2.24m x 1.99m (approx)

EPC— D

Council Tax Band— D

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316.

Home Report can be accessed via our website www.primroseandgordon.co.uk or by emailing us at property@primroseandgordon.co.uk



This terraced three bedroom cottage is situated within the charming town of Lochmaben, where you can enjoy the scenic beauty of the three lochs. The historic town of Lochmaben is situated approximately 8 miles from Dumfries and 4 miles from Lockerbie which has a railway station and also access directly onto the M74 motorway. Lochmaben offers a range of local amenities such as convenience stores, Post Office, doctor's surgery, church, primary school, bakers, bowling club, tennis club, sailing club and an 18 hole golf course. Benefitting from double glazing and gas central heating throughout, partially floored attic space, large mature garden to the rear with garage. Viewings are highly recommended.

The accommodation comprises: front entrance hallway; good sized front facing living room with gas fire; kitchen with both floor and wall cupboards, gas cooker which is included in the sale, integrated fridge and freezer and washing machine; good sized dining room to the rear of the property; bathroom with W.C., wash hand basin and shower over bath; bedroom 1 is a double room with built in wardrobe, ensuite shower room with W.C., washhand basin and large corner shower; bedroom 2 is a double room with views to the front of the property; bedroom 3 is a small double room with storage cupboard and views to the front of the property. The garden to the rear of the property is mature and easy to maintain; the garage is also located in the rear garden with driveway and access from a neighbouring street.



SERVICES

Mains water, gas, electricity and drainage.

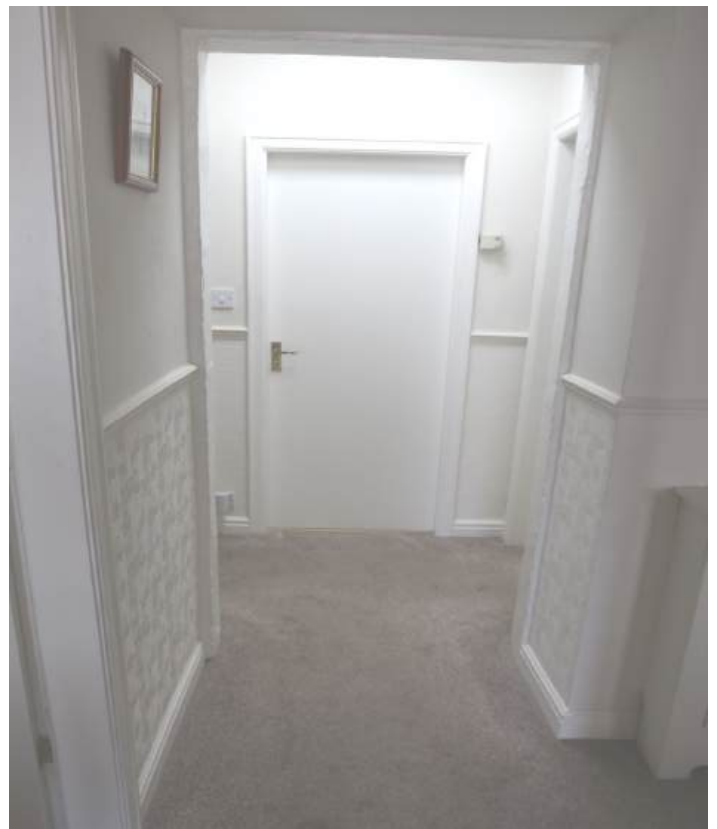
OFFERS

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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